

## ZONING AND BUILDING AGENDA

FEBRUARY 6, 2007

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS

- 281334      DOCKET #8163 – MICHAEL FISHER/SUBURBAN BANK AND TRUST COMPANY, TRUST #74, Owner, 431 Princeton, Villa Park, Illinois 60181, Application (No. MA-06-08; Z06156). Submitted by Michael J. Fisher, 431 Princeton, Villa Park, Illinois 60181. Seeking a MAP AMENDMENT to rezone from the R-5 Single Family Residence District to the R-5A Residence Transition District. The application has been amended to a SPECIAL USE UNIQUE USE in the R-5 Single Residence District to combine 2 lots into 3 lots for 3 single family residences in Section 29 of Leyden Township. Property consists of .45 of an acre, located on the south side of Schubert Avenue, approximately 148 feet east of Melrose Avenue in Leyden Township. Intended use: Three (3) single family residences. **Recommendation: That the application be granted with conditions as set forth.**
- 281335      DOCKET #8164 - MARQUETTE BANK AS SUCCESSOR TRUSTEE TO GARFIELD RIDGE BANK & TRUST, TRUST #81-3-4, Beneficiary Midway Cartage Inc., Owner, 4900 South Merrimac, Chicago, Illinois 60638, Application (No. SU-06-10; Z06137). Submitted by Mike Laird, 6808 Archer Avenue, Chicago, Illinois 60638. Seeking a SPECIAL USE UNIQUE USE in the I-3 Intensive Industrial District for a cartage and truck business (existing) for trucks over one and one-half ton capacity in Section 8 of Stickney Township. Property consists of 3.95 acres located at the end of Merrimac Avenue, approximately 1170 feet north of 51st Street (4900 S. Merrimac Road) in Stickney Township. Intended Use: Trucking Company. **Recommendation: That the application be granted.**

### THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

- 272829      DOCKET #7914 – J. & J. HOSWELL, Owners Application: Variation to reduce both interior side yard setbacks from 15 feet to 10 feet and reduce front yard setback from 40 feet to 30 feet for a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the west side of Sunset Avenue, approximately 241 feet north of 63rd Street in Lyons Township. **Recommendation: That the application be granted a one year extension.**
- Conditions:    None
- Objectors:    None
- 284755      DOCKET #8213 – J. PENNINGTON, Owner Application: Variation to reduce left corner side yard setback from 15 feet to 3 feet 8 inches (existing) for a 2nd floor addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the southeast corner of Hawthorne Avenue and Dickens Avenue in Leyden Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None
- 284756      DOCKET #8214 – T. OLALDE, Owner Application: Variation to reduce distance between principal and accessory structure from 10 feet to 3 feet; and reduce right interior side yard setback from 10 feet to 2 feet (existing) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Alcoa Avenue, approximately 680 feet south of Diversey Avenue in Leyden Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:    None

**THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:**

284757      DOCKET #8215 – GOLF DEE LAND COMPANY, Owner Application: Variation to reduce setback from the property line from 15 feet to 1/2 foot (existing); increase height of sign from 20 feet to 29 feet (existing); and increase total sign area from 200 square feet to 203 square feet (existing) for a Citgo on premise advertising identification sign in the C-4 General Commercial District. The subject property consists of approximately 1.93 acres, located on the southwest corner of Golf Road and Dee Road in Maine Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

284758      DOCKET #8216 – Z. & Z. DZIEDZIC, Owners Application: Variation to reduce rear yard setback from 5 feet to 2 feet; and reduce left interior side yard setback from 10 feet to 1 foot for a proposed detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the northeast corner of Linder Avenue and 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

284759      DOCKET #8217 – K. & J. YOUNG, Owners Application: Variation to divide one (1) lot into two (2) lots; on second new lot reduce lot area from 40,000 square feet to 24,919 square feet; and reduce lot width from 150 feet to 111.2 feet for a new house on private well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 1.49 acres, located on the northwest corner of Howe Terrace and Pheasant Lane in Palatine Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

Department of Public Health Approval #16556.

284760      DOCKET #8218 – T. KULACH, Owner Application: Variation to reduce front yard setback from 26.5 feet to 24.8 feet (existing); reduce corner side yard setback from 25 feet to 13 feet (existing); reduce rear yard setback from 50 feet to 37 feet; reduce lot width from 150 feet to 99 feet (existing); and reduce lot area from 40,000 square feet to 13,151 square feet (existing) for a deck addition added to the house and detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the northwest corner of 158th Street and South 112th Court in Orland Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

284761      DOCKET #8219 – A. STACHON, Owner Application: Variation to increase height of fence in front yard from 3 feet to 3.5 feet and 6 feet in various locations (due to the terrain of the land) for a fence (existing) in the R-3 Single Family Residence District. The subject property consists of approximately 1.56 acres, located on the northeast side of Archer Avenue, approximately 400 feet east of State Street in Lemont Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATION:**

- 284762      DOCKET #8220 – C. & M. CANNELLA, Owners Application: Variation to reduce left interior side yard setback from 15 feet to 5 feet (existing); and reduce rear yard setback from 5 feet to 3 feet (existing) for additions to an existing shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.75 of an acre, located on the southeast corner of Blackhawk Drive and Sunset Drive in Schaumburg Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None
- 284763      DOCKET #8221 – J. WHITE, Owner Application: Variation to reduce corner side yard setback from 25 feet to 10 feet (existing) for a detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.34 of an acre, located on the southwest corner of Pratt Boulevard and Marion Street in Schaumburg Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:     None

**NEW APPLICATIONS**

- 284754      MARQUETTE BANK LAND TRUST #17227, Owner, 9533 West 143rd Street, Orland Park, Illinois 60462, Application (No. MA-07-02; Z07013). Submitted by Philips J. Cullen, 1346 Cypress Drive, Lemont, Illinois 60439. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the I-1 Restricted Industrial District for a vacant property in Section 21 of Lemont Township. Property consists of 1.87 acres located on the north side of Main Street, approximately 850 feet west of Walker Road in Lemont Township. Intended use: Vacant property.
- 284764      MICHAEL MARRAS, Owner, 228 East Devon, Elk Grove Village, Illinois 60007, Application (No. SU-07-01; Z07012). Submitted by Lee Poteracki, DiMonte & Lizak, LLC, 216 West Higgins Road, Park Ridge, Illinois 60068. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to store landscape vehicle and related equipment for owner's landscape business and existing single family residence as granted by SPECIAL USE UNIQUE USE 04-04 but expired in Section 33 of Elk Grove Township. Property consists of .938 of an acre located on the north side of Devon Avenue, approximately 200 feet west of Ridge Avenue in Elk Grove Township. Intended use: To store vehicles from owner's landscaping business behind screening.
- 284765      TOM KANZLER, Beneficiary, Chicago Title Land Trust #1094089, Owner, 810 Arlington Heights Road, Itasca, Illinois 60143, Application (No. SU-07-02; Z07014). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the I-2 General Industrial District for an aggregate and concrete crushing and recycling operation in Section 32 of Hanover Township. Property consists of 4.83 acres located on the north side of West Bartlett Road, approximately 515 feet east of Tameling Court in Hanover Township. Intended use: Aggregate and concrete crushing and recycling.

\* The next regularly scheduled meeting is presently set for Wednesday, February 21, 2007.